



Petition Number: 1607-DDP-24
Subject Site Address: 2740 E 146th St
Petitioner: ICT, LLC
Representative: Rodger Baker, Winter USA
Request: Detailed Development Plan review for a slight reconstruction of the commercial space on 0.87 +/- acres
Current Zoning: SB-PD Special Business/Planned Development
Current Land Use: Commercial
Approximate Acreage: 0.87 acres+/-
Property History: 1309-DP-11
Staff Reviewer: Matt Pleasant, Associate Planner

BACKGROUND

The applicable zoning district is the SB-PD Special Business/Planned Development zoning district.

The comments contained herein are in review of the filed Detailed Development Plan (the "plans") scheduled for the June 21st, 2016, Technical Advisory Committee meeting.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply except for those items identified as outstanding below:

Comment: A site plan of both the existing conditions and the new site is required for below. Please provide.

- 4) Title, scale, north arrow and date.
- 5) Proposed name of the development.
- 6) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 10) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 11) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 15) Location and dimensions of all existing structures and paved areas.
- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 17) Location of all Floodplain areas within the boundaries of the property.
- 18) Names of legal ditches and streams on or adjacent to the site.
- 19) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 20) Identify buildings proposed for demolition.
- 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 23) Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 24) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 25) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment:

- 1. **US31 Overlay District is *not* applicable pursuant to Article 5.2 of the UDO.**
 - 2. **Property is *not* subject to the State Highway 32 Overlay District pursuant to Article 5.3 of the UDO.**
 - 3. **Property is *not* located within the Economic Development District (EDD) Overlay pursuant to Article 5.4 of the UDO.**
- 25) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
 - 26) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
 - 27)

DISTRICT STANDARDS

The plans comply with Article 4.22, 4.23 (SB-PD Special Business/Planned Development) unless otherwise noted below.

A. Purpose and Intent: The purpose of these districts is to allow commercial development to occur in a compatible design where the overall supporting services, including streets and utilities, can be provided in a proper manner to accommodate the needs of businesses. Outlots should be compatible in general exterior design, coloration, and use of materials to that of the development's primary structure(s).

B. General Requirement: Outlots shall not exceed twenty-five percent (25%) of the development's gross acreage.

C. Minimum Tract Requirements:

- 1. GB-PD: 10 acres
- 3. Where GB-PD and LB-PD are proposed within the same development, then 10 acres shall be the minimum tract size.

D. Permitted Uses: All uses permitted in the *LB: Local and Neighborhood Business District* shall be permitted in the LB-PD District. All uses permitted in the *GB: General Business District* shall be permitted in the GB-PD District.

E. Minimum Road Frontage: (required on Street of primary frontage)

1. GB-PD: 660 feet

F. Minimum Setback Lines:

1. Front Yard:

a. GB-PD: 60 feet

2. Side Yard: 15 feet

3. Rear Yard: 20 feet

G. Minimum Lot Width: No minimum

H. Minimum Number of Structures: No minimum

I. Minimum Building Size: No minimum

J. Development Plan Review: Required.

Comment: See Article 6: Development Standards review below.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

28) Accessory Use and Building Standards (Article 6.1)

a) Screening of Receptacles and Loading Areas (Article 6.1(H))

29) Architectural Standards (Article 6.3.F)

30) Building Standards (Article 6.4.D)

31) Fence Standards (Article 6.5)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8):

a) General Landscape Design Standards (Article 6.8 (G))

b) General Screening Standards (Article 6.8(H))

c) Detention and Retention Areas (Article 6.8(I))

d) Street Trees (Article 6.8(J))

e) Minimum Lot Landscaping Requirements (Article 6.8(K))

f) Foundation Plantings (Article 6.8(L)): Plant materials shall be required approximately every forty (40) feet of Building Facades. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

	Required	Provided
Shrub or ornamental tree	1 per 12 lineal feet 8 required	-

g) External Street Frontage Landscaping (Article 6.8M)

h) Buffer Yard Requirements

i) Parking Area Landscaping:

j) Perimeter Parking Area Landscaping: 1 tree per 30 linear feet of parking area length. Minimum 1 shrub per 3 feet of parking area length.

	Required	Provided
Shrub	1 per 3 feet 65 required	
Tree	1 per 30 feet 7 required	

45) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

46) Lot Standards (Article 6.10)

47) Outside Storage and Display (Article 6.12)

48) Outdoor Café and Eating Areas (Article 6.13)

49) Parking and Loading Standards (Article 6.14)

50) Setback Standards (Article 6.16)

51) Sign Standards (Article 6.17)

52) Vision Clearance Standards (Article 6.19)

DESIGN STANDARDS (Chapter 8 of UDO)

53) Easement Standards (Article 8.3)

54) Open Space and Amenity Standards (Article 8.6)

55) Pedestrian Network Standards (Article 8.7) All developments shall integrate interior and exterior pedestrian network.

56) Stormwater Standards (Article 8.8)

57) Street and Right-of-Way Standards (Article 8.9)

58) Surety Standards (Article 8.12)

59) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) The Detailed Development Plan complies with the applicable zoning ordinances, subject to review and confirmation of compliance of a current landscape plan.
- 2) **Recommendation:** Approve Detailed Development Plan 1607-DDP-24 with the condition that the final landscape plan shall be submitted for review and approval by the Department prior to the issuance of a demolition or improvement location permit.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Matt Pleasant at 937-974-5096 or mpleasant@westfield.in.gov.